



# 13940 Schuster St

Sloan, NV 89054

LAND & BUILDING FOR SALE/LEASE

APN: 191-19-501-004  
191-19-501-005



9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

## CONTACT

**JIM HILL**

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Lic # S.0173080



# PROPERTY HIGHLIGHTS

- 3,758 SF building on 7.91 AC for lease
- Located in Sloan, NV - approximately 18 miles from Las Vegas
- Excellent visibility on I-15 Freeway
- Zoned RS 80 (Residential Single Family 80)
- Master Planned BE (Business and Employment), which allows for multiple commercial/industrial uses
- Located in rapidly expanding Sloan area with close proximity to Las Vegas Strip and West Henderson
- Easy access from I-15 & Sloan Interchange
- Well & Septic

 **±7.91 AC**  
LAND AREA

 **RS 80**  
ZONING

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate





# AERIAL VIEW NORTHBOUND

13940 Schuster St  
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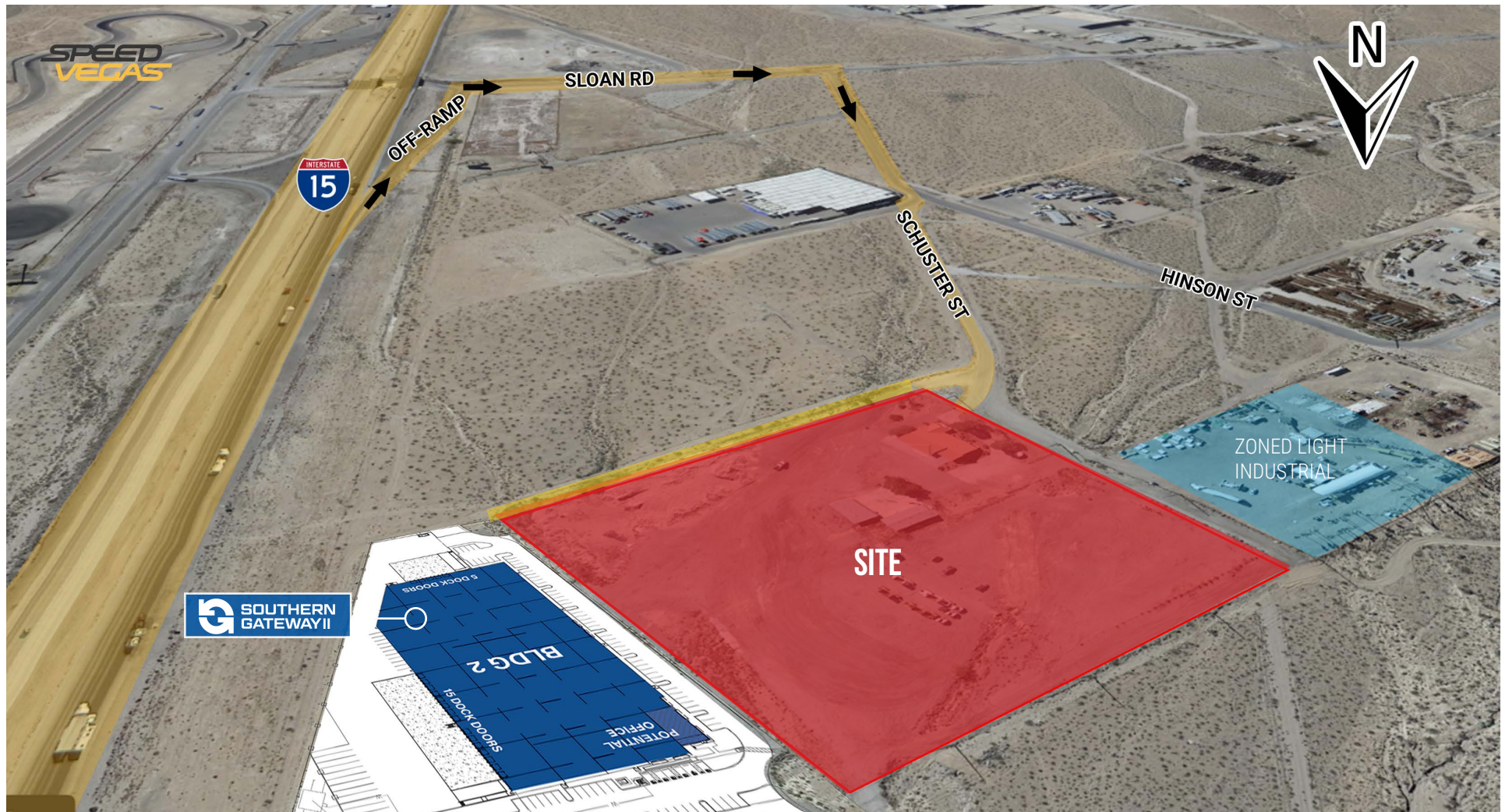
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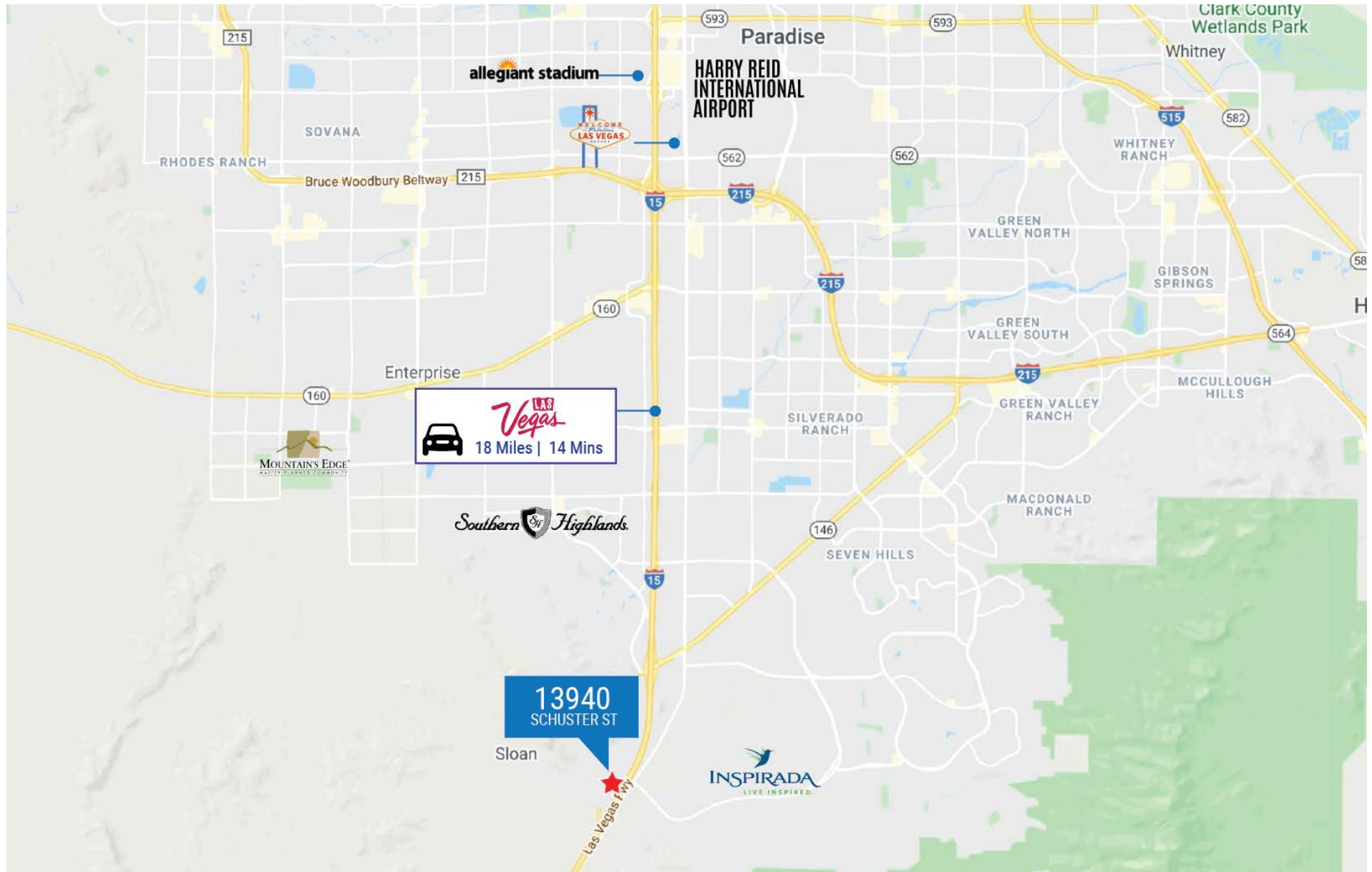
# AERIAL VIEW SOUTHBOUND

13940 Schuster St  
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# LOCATION MAP

13940 Schuster St  
Sloan, NV 89054





# DRIVE TIME MAP

13940 Schuster St  
Sloan, NV 89054



1 DAY

2 DAYS

Las Vegas is less than one day's drive to  
60 Million customers and  
5 Major Ports

## DRIVE TIMES TO MAJOR CITIES

		
Los Angeles	270 miles	4 hr 29 min
Reno	442 miles	6 hr 56 min
Salt Lake City	421 miles	5 hr 58 min
Phoenix	302 miles	4 hr 48 min